

001.0

Map

0003

Block

0003.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 855,200 /

USE VALUE: 855,200 /

ASSESSed: 855,200 /

Total Card /

Total Parcel

855,200

855,200

855,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:					
Owner 1:	FAN SHUN				
Owner 2:					
Owner 3:					
Street 1:	1 HATHORNE ST SUITE 17C				
Street 2:					
Twn/City:	SAN FRANCISCO				
St/Prov:	CA	Cntry:		Own Occ:	N
Postal:	94105	Type:			

PREVIOUS OWNER

Owner 1:	JUNG MI-YOUNG -		
Owner 2:	-		
Street 1:	48-50 MASS AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,967 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
2	Connect	5.55	1.01

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl u	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4967		Sq. Ft.	Site		0	80.	1.03	1			Med. Tr	-10					409,687						409,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4967.000	439,900	5,600	409,700	855,200
Total Card	0.114	439,900	5,600	409,700	855,200
Total Parcel	0.114	439,900	5,600	409,700	855,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	388.73	/Parcel:	388.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	440,000	5600	4,967.	409,700	855,300	855,300	Year End Roll	12/18/2019
2019	104	FV	369,600	5600	4,967.	435,300	810,500	810,500	Year End Roll	1/3/2019
2018	104	FV	382,500	5600	4,967.	317,500	705,600	705,600	Year End Roll	12/20/2017
2017	104	FV	358,800	5600	4,967.	276,500	640,900	640,900	Year End Roll	1/3/2017
2016	104	FV	358,800	5600	4,967.	235,600	600,000	600,000	Year End	1/4/2016
2015	104	FV	319,900	5600	4,967.	230,400	555,900	555,900	Year End Roll	12/11/2014
2014	104	FV	319,900	5600	4,967.	189,500	515,000	515,000	Year End Roll	12/16/2013
2013	104	FV	332,800	5600	4,967.	180,300	518,700	518,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUNG MI-YOUNG,	1542-116	1	4/5/2019		875,000	No	No		
WEICHERT RELOCA	1350-118		2/29/2008	Bank Sale	508,000	No	No		
LOCCISANO VINCE	1350-117		2/29/2008	Forclosure	508,000	No	No		
JAGGI MARTA R &	1290-68		9/10/2004		610,000	No	No		
INTER MED INST	1096-112		6/18/1992			1	No	No	B

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2015	1677	Re-Roof	17,000					
4/23/2008	380	Manual	2,500	C				remove walls
4/10/2008	345	Redo Kit	5,000	C				
9/24/2003	815	Re-Roof	9,995	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2019	SQ Returned	JO	Jenny O
9/12/2018	Inspected	BS	Barbara S
8/20/2018	MEAS&NOTICE	CC	Chris C
5/11/2018	Meas/Inspect	HS	Hanne S
11/24/2017	MEAS&NOTICE	PH	Patrick H
5/14/2009	Measured	372	PATRIOT
12/16/2004	MLS	HC	Helen Chinal
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

